

SNAPSHOT of HOME Program Performance--As of 03/31/09
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Massachusetts**

PJ's Total HOME Allocation Received: **\$232,603,370**

PJ Since (FY): **1992**

| Category | PJ | National Average | National Rank* |
|---|----------|------------------|-------------------|
| Program Progress: | | | |
| % of Funds Committed | 94.1 % | 91.46% | 17 |
| % of Funds Disbursed | 89.09 % | 84.73% | 17 |
| Leveraging Ratio for Rental Activities | 13.39 | 4.05 | 2 |
| % of Completed Rental Disbursements to All Rental Commitments** | 99.63 % | 93.68% | 8 |
| % of Completed CHDO Disbursements to All CHDO Reservations** | 91.86 % | 79.51% | 6 |
| Low-Income Benefit: | | | |
| % of 0-50% AMI Renters to All Renters | 81.42 % | 80.07% | 32 |
| % of 0-30% AMI Renters to All Renters** | 49.64 % | 37.19% | 13 |
| Lease-Up: | | | |
| % of Occupied Rental Units to All Completed Rental Units** | 99.98 % | 98.83% | 14 |
| Overall Ranking: | | | 4 / 51 PJs |
| HOME Cost Per Unit and Number of Completed Units: | | | |
| Rental Unit | \$25,677 | \$27,343 | 4,742 Units 59% |
| Homebuyer Unit | \$18,111 | \$13,005 | 2,238 Units 27.8% |
| Homeowner-Rehab Unit | \$17,539 | \$20,123 | 637 Units 7.9% |
| TBRA Unit | \$9,498 | \$3,018 | 420 Units 5.2% |

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Massachusetts MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$163,747 | \$155,176 | \$18,528 |
| State:* | \$142,584 | \$99,955 | \$22,892 |
| National:** | \$91,120 | \$73,223 | \$23,149 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|--|
| White: | 43.2 | 51.3 | 95.1 | 49.0 |
| Black/African American: | 28.5 | 16.6 | 2.5 | 36.0 |
| Asian: | 1.8 | 3.6 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.5 | 0.7 | 0.3 | 0.5 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.1 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.1 | 0.0 | 0.0 |
| Asian and White: | 0.2 | 0.2 | 0.0 | 0.0 |
| Black/African American and White: | 0.1 | 0.3 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.7 | 0.8 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.4 | 1.3 | 0.5 | 1.9 |

ETHNICITY:

| | | | | |
|----------|--|--|---|--|
| Hispanic | 24.5 | 25.0 | 1.6 | 12.6 |
|----------|--|--|---|--|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|--|
| 1 Person: | 45.2 | 16.9 | 31.6 | 25.0 |
| 2 Persons: | 23.6 | 19.6 | 23.4 | 28.1 |
| 3 Persons: | 16.8 | 25.7 | 13.8 | 26.0 |
| 4 Persons: | 8.9 | 21.8 | 17.3 | 12.1 |
| 5 Persons: | 4.1 | 10.5 | 8.5 | 6.7 |
| 6 Persons: | 1.1 | 3.9 | 3.9 | 1.2 |
| 7 Persons: | 0.2 | 1.1 | 0.9 | 1.0 |
| 8 or more Persons: | 0.1 | 0.4 | 0.6 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|--|
| Single/Non-Elderly: | 26.5 | 25.5 | 14.6 | 69.5 |
| Elderly: | 26.6 | 1.3 | 34.4 | 1.0 |
| Related/Single Parent: | 33.9 | 29.3 | 15.1 | 10.5 |
| Related/Two Parent: | 10.3 | 38.5 | 34.5 | 2.9 |
| Other: | 2.8 | 5.4 | 1.4 | 16.2 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 41.0 | 3.1 [#] |
| HOME TBRA: | 1.8 | |
| Other: | 18.7 | |
| No Assistance: | 38.5 | |

of Section 504 Compliant Units / Completed Units Since 2001 948

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts State: MA

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 4

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 91.68% | 99.63 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 74.00% | 91.86 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 81.42 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 98.30% | 99.98 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.730 | 1.8 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Page 3